

**CITY OF ISSAQUAH
DEVELOPMENT SERVICES
DEPARTMENT DEVELOPMENT
COMMISSION**

COMMUNITY CONFERENCE

STAFF REPORT

June 18, 2015

FILE NO.: Community Conference: COM15-00002

PROJECT: Silverado Memory Care

OWNER: Stefani Land Company
7603 Renton- Rd. SE
Issaquah, WA 98027

APPLICANT: Silverado Care
Representatives: Paul Mullin
6400 Oak Canyon, Suite 200
Irvine, CA 92618

STAFF CONTACT: Mike Martin, Associate Planner
Development Services Department, (425) 837-3103

REQUEST: An application for a Community Conference has been submitted by Silverado Care to develop an Alzheimer's and memory care community, which is proposed to contain 53 sleeping units for 91 residents. Associated common, support and administrative spaces will also be provided. The building is proposed to be a single-story, 39,350 square foot building with approximately 48 parking stalls total. The site incorporates 955,902 square feet of land, or approximately 21.94 acres. The site is currently used for a single family residence and several out-buildings.

LOCATION: 7932 Renton-Issaquah Road SE at the intersection of NW Talus Drive.

EXISTING LAND USE:

<u>Subject Property:</u>	Single family residential
<u>North:</u>	Single family residential
<u>South:</u>	Single family residential

East: Single family residential
West: Renton-Issaquah Road SE (SR-900)

EXISTING CONDITIONS: The project site currently has one single family residence and several out-buildings.

EXISTING ZONING: The zoning of the property is Single Family – Estate (SF-E). The zoning of adjacent properties to the north, south and east of the site is SF-S (Single Family - Suburban).

The development standards for this zone require 30-foot front and rear setbacks and 15-foot side yard setbacks.

COMPREHENSIVE PLAN: The site is designated Low Density Residential the Issaquah Comprehensive Plan, updated April 29, 2013.

SUBAREA: Tibbetts Creek Valley

BACKGROUND: February 11, 2015 The City's Project Review Team held the first Pre-Application Conference with representatives from Silverado Care, File No. PRE15-00001.

February 27, 2015 The City's Project Review Team held the second Pre- Application Conference (teleconference) with representatives from Silverado Care, File No. PRE15-00001.

May 4, 2015 The applicant submitted the application for a Community Conference with the Development Commission, File No. COM15-00002.

NEXT STEPS: The process for reviewing the new memory care facility will be a Level 3 Site Development Permit (SDP). Ultimately, the SDP will be reviewed at a public hearing by the Development Commission. Any Administrative Adjustment of Standards, if necessary, would also be reviewed concurrently with the SDP application.

COMMUNITY CONFERENCE - PURPOSE:

Section 18.04.140(A) of the Issaquah Land Use Code states the following under Community Conference Purpose:

"The Community Conference is an informal community meeting, hosted by the Development Commission. The purpose of

the meeting is to generate discussion, raise issues, and propose creative options relative to the proposed project. It is intended to provide a means by which the applicant, staff, the Development Commission and the public are able to work together in a productive and creative manner. However, options and issues raised may not be all inclusive and no guarantees on the project outcome are made at this stage."

Section 18.04.140 (B) states the following under Community Conference Expectations:

"The applicant can expect the following results from the conference:

- 1) The more information an applicant can provide for a community conference, the more complete staff's review and input will be for the proposal.*
- 2) Any information or opinions expressed by the Development Commission or the staff shall not be binding on the final decision or constitute approval or denial of the proposed project.*
- 3) Inconsistency with the Comprehensive Plans, Guiding Principles or City Vision will be discussed.*
- 4) Development Commission, staff and applicant should discuss creative approaches to address challenging site constraints or potential mitigations.*
- 5) Recommended revisions or modifications to the proposal will be discussed; and*
- 6) The applicant should be aware that additional modifications will most likely be required before the project review is final and a decision has been made."*

SITE DEVELOPMENT PERMIT REVIEW:

Purpose: Per IMC 18.07.410, the purpose of the Level 3 Site Development process is to ensure public input and review by the Development Commission, the Development Services Department and other departments for consistency with the development regulations, Design Criteria Checklist (see Chapter 18.07 IMC) and other approval criteria. A Level 3 review is required because the site's primary access and/or street frontage are located on and/or the site abuts State Route 900.

Review Process: The Issaquah Municipal Code (IMC) Section 18.04.450 states that Site Development Permits shall be reviewed through the Level 3 Review process. The flow chart in Section 18.04 for Level 3 Review requires the Community Conference for Site Development Permits. As stated above, the Site Development Permit will ultimately be approved at a Public Hearing with the Development Commission. Through that review process, the applicants must show that the project meets the approval criteria for Site Development Permits.

PROJECT DESCRIPTION:

A. Use:

The applicants are seeking a Site Development Permit (SDP) for the construction of a memory care facility. This facility will be located at the intersection of Renton-Issaquah Road SE and NW Talus Drive. The perspective facility will include a one story section and provide 39,350 square of building, with 53 units, and 48 parking stalls.

Site development covers a relatively small portion of the approximately 21.94 acre property. This parcel contains wetlands area and Tibbets Creek which runs behind the development. Preliminary work has been conducted by the applicant to delineate the wetlands, creek and associated buffers and this will be further evaluated, including a 3rd party review.

Zoning of the property is Single Family Estate (SF-E). Develop regulations for the site is in accordance with IMC 18.06.040 (i.e. setbacks, impervious surface coverage, building height, etc.).

The proposed use, an Assisted Living Facility, is not a permitted use in the Table of Permitted Land Uses (IMC 18.06.130). Therefore, in order for the Assisted Living Facility to be permitted within the SF-E zone, an amendment to the Table of Permitted Land Uses must be approved by the City Council.

B. Development Standards:

1. Findings of Fact

The following are the development standards for developments in the "SF-E" Zone:

<u>ITEM</u>	<u>CITY CRITERIA</u>	<u>PROPOSED</u>
Maximum Density:	1.24 du/ac	NA
Minimum Lot Size:	35,000 sq.ft	NA*
Max. Impervious surface:	30%	<10%
Min. Pervious surface:	50%	>90%
Max. Base Building Height:	30 feet	22 feet

<u>SETBACKS</u>	<u>CITY CRITERIA</u>	<u>PROPOSED</u>
Front Yard (West)	30 feet	44 feet
Rear Yard (East)	30 feet	483 feet
Side Yard (North)	15 feet	314 feet
Side Yard (South)	15 feet	138 feet

As currently proposed the application will be able to meet the development standards.

C. Access/Street

Access: Access to the memory care facility, via a driveway will be constructed off of Renton-Issaquah Road SE. Access to the building entrance is from the parking lot and via a sidewalk from the intersection of Renton-Issaquah Road and NW Talus Drive.

The project will need to meet the requirements for Nonmotorized facilities as described in IMC 18.07.080, Exhibit 6), including walkway connections throughout the site and to the adjacent roadway sidewalks, bicycle parking, etc.

Fire access: Access to the building is provided from a driveway off of Renton-Issaquah Road SE that connects to the parking lot. A computer model for fire apparatus in the parking lot will be required to ensure it meets vehicle turning radii requirements. The turn radii in the parking lot will be required to meet the fire code standard. A perimeter walkway around the building or other emergency access acceptable to the Fire Marshal will be required. The hammerheads at the north and south sides the building will need to meet fire code standards.

Street Improvements: Street frontage improvements will include upgrades and potentially changes to the existing signal and access from Renton-Issaquah Road SE. Right-of-way improvements along the SR-900 frontage are currently being evaluated by the City and will be determined with the Site Development Permit.

D. Storm Drainage

Storm drainage will be required to follow the applicable King County Surface Water Design Manual. All runoff from the site will be infiltrated onsite by way of an infiltration vault in the parking lot. Roof runoff will be collected in downspouts and conveyed to underground the storage facility. Water quality requirements shall be met for all runoff from all driving surfaces, including parking lots. It has been recommended by staff that the use of LID (Low Impact Development) techniques could reduce the required detention volume.

E. Utility Improvements (Water and Sewer):

Water and Sewer service to the site is administered by the City of Issaquah. Water and Sewer main extensions in Renton-Issaquah Road will need to be extended to the south property line. A Double Check Detector Assembly vault outside of the building will be required.

F. Design and Layout:

Building Design: The building is proposed to be cited near the front of the developable site; color renderings have been provided by the applicant and are located in Exhibit 4. The entry and entry plaza area is located on the northwest side of the building near the main parking area. The building is circular-shaped, with a sizable courtyard in the center of project. The courtyard will be predominantly for residents and visitors and will be gated for resident security.

The facility is designed as a one story building and is fairly modulated. Some further modulation may be advisable on the eastern elevation facing the creek and upland residents as the wall is fairly plain. Landscaping adjacent to the building edge may also be used to add texture to the eastern facade.

Building Height: The maximum height of 30 feet that is allowed in the Single Family- Estate (SF-E) The proposed single-story building as proposed is approximately 22 feet tall.

Off-Street Parking: The Table of Off-Street Parking Standards, IMC 18.09.050, require one stall for every two beds plus one stall per employee at the maximum shift. The facility proposes to have 91 beds and 12 staff member on site at the max shift; therefore, the Code requires a minimum of 58 parking spaces for the new facility.

The applicant has stated that the actual demand for similar facilities that they operate is considerably less than what is required by the IMC. As such, a parking reduction, in accordance with the Administrative Adjustment of Parking Standards (IMC 18.09.060) may be required. This will be further evaluated with the Site Development Permit and with construction permits.

Barrier Free parking (accessible stalls) will need to comply with the parking table in the International Building Code (2012 edition), including van spaces. Accessible routes of travel will need to be ensured to the school facilities.

The circulation for the parking appears to meet the code requirements, though fire requirements may later the design of the parking lot in order to meet emergency vehicle turning radii. Additionally, more parking stalls may be required than shown in order to meet the codes provisions for minimum parking.

Loading Spaces: IMC 18.09.110 requires that commercial uses over 30,000 square feet are required to provide one, Type A loading space. The loading space will need to be reviewed with the Site Development Permit for compliance.

Bicycle Parking: Bicycle parking is required at the ratio of 5% of the required automobile parking spaces for the first 300 required auto stalls. Therefore, a minimum of 3 bicycle spaces is required.

Lighting: The project will need to meet the requirements of the Outdoor Lighting Standards, IMC 18.07.107 with regard to exterior lighting of the parking lot, the plazas and the building. The requirements for Low Density Residential/Multifamily Residential would apply. A lighting plan, meeting the submittal requirements of IMC 18.07.107(D) will need to be submitted.

Landscaping: A preliminary landscaping plan will be required with the Site Development Permit submittal. Existing trees that will be preserved will need to be identified with the SDP plans. Tree protection measures during the construction periods will need to be clearly shown on the Site Development Permit plans. The exact location, type and planting specifications will need to be submitted with the Site Development Permit. The landscaping should complement the views and focal points of the building and site and the parking area should be enhanced with

landscape areas. Right of way landscaping adjacent to Renton-Issaquah Road SE may also be required.

The landscape plan will need to meet the requirements of the City's Landscape Code, IMC 18.12. Some of these requirements include an evaluation of the worthiness to preserve existing trees and other landscaping on site; a soil analysis and evaluation of the practical use of the existing soil; a water budget analysis and irrigation system design.

Tree preservation: Section 18.12.1385 (A) of the Landscaping and Tree Preservation code requires with a commercial development, that 30% of the total caliper of all significant trees in developable site area is retained. Given the heavily forested nature of the site, meeting the tree preservation requirements will not be a concern.

Waste Facilities & Recycling:

The waste and recycling facilities will need to be properly screened and approval will be required from CleanScapes. This review will occur with the Site Development Permit and construction permits.

Signage:

No signage is currently proposed. Any signage requires a separate sign permit.

G. Environmental Review:

SEPA review is required for construction of buildings greater than 4,000 SF. An environmental checklist will be required with the land use permit application. A complete wetland report is required for SEPA. A peer review will be required. If buffer averaging of the wetland buffer is pursued a wetland report should include the code criteria for buffer averaging. It appears most criteria would be met. A site access safety and operational analysis will be required for the driveway entry from Renton-Issaquah Road SE (SR-900). Improvements at the intersection and property frontage improvements may be required following the analysis.

H. Impact and Mitigation Fees:

The developer will be required to pay Impact and Mitigation Fees. Impact fees are required at the Issuance of Building Permits and by the mitigation/impact fee schedule in effect at that time.

I. Public Notification:

As part of the Community Conference process, public notice is required to be provided to all property owners within 300 feet of the exterior boundaries of the proposal site at least 10 days prior to the meeting. Notice of the project and the Community Conference meeting was mailed out to 11 residents on June 12, 2015. Notice of the Community Conference Meeting was also posted on the City's web site calendar.

J. Exhibit List:

1. Application, COM15-00002, received May 4, 2015.
2. Vicinity Map
3. Project Narrative, received May 4, 2015
4. Building elevations and renderings, received May 4, 2015
5. Site Plan, received May 4, 2015

LAND USE PERMIT APPLICATION



CITY OF
ISSAQUAH
DEVELOPMENT SERVICES

1775 - 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

This Section For Staff Use Only	
Permit Number: <u>COM15-00002</u>	Date Received:
Staff Contact: <u>Mike Martin</u>	

RECEIVED

MAY 04 2015

City of Issaquah

Type of Application: Community Conference

PROJECT INFORMATION

Name of Project (if applicable): Silverado - Issaquah
Project Site Address: 7932 Renton-Issaquah Rd SE, Issaquah, WA 98027
Parcel Number: 2924069041

OWNER

Name: Silverado Care, Paul Mullin
Address: 6400 Oak Canyon, Suite 200, Irvine, CA 92618
Phone: (949) 240-2015 Email: pmullin@silveradocare.com

APPLICANT

Name: Wattenbarger Architects, James Brown
Address: 2100 112th Ave NE, Suite #100, Bellevue, WA 98004
Phone: (425) 453-0606 Email: jbrown@wattenbarger.com

CONTACT

Name: PACE Engineers, Inc. Phil Cheesman (Civil)
Address: 11255 Kirkland Way, #300, Kirkland, WA 98033
Phone: (425) 827-2014 Email: Philc@paceengrs.com

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)

Construction of a single story, approximately 39,350 SF Memory Care community. The building will contain 53 "sleeping units" for 91 residents, and associated community and support spaces. 48 parking stalls will be provided.

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: _____

Date: _____

5/4/15

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

LOT B ISSAQUAH LLA #PLN12-00027 REC #20121213900009 SD LLA BEING POR S 1/2 OF SE 1/4 OF SE 1/4 STR 29-24-6 LESS RD TGW POR NE 1/4 OF NE 1/4 LY ELY OF RD STR 32-24-6

Zoning Designation: SF-E Single Family-Estates

Land Use Designation: Low Density Residential

Subarea Designation: Tibbetts Creek Valley

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family, Vacant Land

Adjacent Land Uses North: Single Family, SF-E

South: Single Family, SF-E

East: Single Family, SF-S

West: Multi-Family Dwelling, UV-EV, (Talus)

Area in square feet: 955,902

Does the site contain any of the following environmentally critical areas? Check all that apply.

☒ Flood Hazard Area

☐ Landslide Hazard Area

☒ Streams

☒ Wetlands

☒ Steep Slope Hazard Area

☐ Coal Mine Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: SF-E (as amended)

Density (multifamily only): _____

Impervious Surface Ratio: +/- 7.5 %

Pervious/Landscaping/Open Space Provided (in square feet): 882,000sf

Maximum Proposed Building or Structure Height: +/- 18'

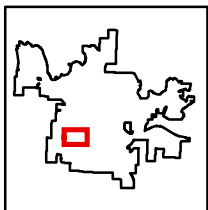
Total Proposed Building Square Footage (Gross Area): 39,350

Proposed Setbacks Front: 30

Rear: 30

Side: 15

Parking Spaces Provided: 48



Vicinity Map - Silverado Memory Care



0 185 370 740
Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.



CITY OF
ISSAQUAH
GEOGRAPHIC
INFORMATION SYSTEMS

EXHIBIT 2

6/10/2015



RECEIVED

MAY 04 2015

City of Issaquah

**SILVERADO - ISSAQUAH
7932 Renton-Issaquah Rd. SE**

Owner/Operator:

Silverado Care
6400 Oak Canyon,
Suite 200
Irvine, CA 92618
Ph: (888) 328-5400
Paul Mullin
pmullin@silveradocare.com

Architect of Record:

Wattenbarger Architects
2100 112th Ave NE
Suite #100
Bellevue, WA 98004
Ph: (425) 453-0606
James Brown
jbrown@wattenbarger.com

Design Architect:

Douglass Pancake Architects
19000 MacArthur Blvd
Suite #500
Irvine, CA 92612
Ph: (949) 720-3850
Jonathan Ma
jonathanm@pancakearchitects.com

Civil Engineer:

PACE Engineers, Inc.
11255 Kirkland WA, Suite #300
Kirkland, WA 98033
Ph: (425) 827-2014
Phil Cheesman
philc@paceengrs.com

Landscape Architect:

Richard Ward Associates
2100 112th Ave NE
Suite #100
Bellevue, WA 98004
Ph: (206) 329-2110
Richard Ward
Rwa1906@juno.com

Project Narrative:

The existing site consists of 21.94 Acres (955,902 SF). The site is currently used for a single family residence along with several out buildings. The majority of the site is undeveloped and wooded. The project is anticipated to use only 3.5 acres of the site. The proposed memory care building will be a 1-story, approximately 39,350 SF structure, of type V-A 1-hr wood construction. The proposed project is a memory care community, as licensed by the State of Washington under Residential Board and Care. The project is intended to serve residents with Alzheimer's and other forms of dementia. The building will contain approximately 53 "sleeping units" (91 residents), along with associated common, support, and administrative spaces. The design takes an irregular shape that works with the geometry of the site and contains a secure interior courtyard for the residents. Parking will consist of approximately 48 parking stalls and a loading space for service deliveries at the North West portion of the site.

The adjacent uses are rural in nature and consist of single family on the North, East, and South. The large Talus master-planned community is located immediately across SR-900.

Proposal Summary:

The proposed project is located on approximately 3.5 acres of the site. The site is bordered by wetlands on 3 sides including Tibbett's creek (type F stream); a tributary Stream B (type F stream); and a category III wetland. The presence of wetlands on the property significantly limit the buildable area for the project. We have designed the building to work within the natural grading and character of the site to minimize impacts. Due to the irregular nature of the remaining buildable area, we do anticipate a small amount of buffer averaging will be required, (approximately 9,200 SF). The site also contains areas within the flood plains and some critical slopes. The proposed project will be well outside of these critical areas.

Proposed Use: Memory Care Community – (Assisted Living)

Proposed Sleeping Units:

Studios	15
<u>2-Bd Suites</u>	<u>38</u>
Total Residents	91

Occupancy Classifications:

- R-2 licensed residential board and care – Primary occupancy
- A-3 Assembly spaces
- S-2 Storage
- B Office & Administrative spaces

Building Height:

1-story, approximately 18'-0"

Building Floor Area:

Main building –	39,350 SF
Covered Walkways & Porte Cochere -	2,500 SF (covered walkways and porches)
Total -	41,850 SF

Existing Site Information and Analysis for Project Property and Surrounding 100 ft:

1. Adjacent uses include the following, and are illustrated on title sheet T of the drawings. These uses include single family to the North, East, and South. SR-900 and Talus to the west. Most of the site is undeveloped. A conceptual site plan illustrating adjacent and proposed buildings, streets and sidewalks is included.
2. The zoning for the site is SF-E. It falls within the Tibbett's Creek Valley subarea. No other known overlays appear to be applicable to the site.
3. A site survey provided by PACE is included
4. Those critical areas immediately adjacent to, or within the area of work are shown on the survey on sheet 2 of 2. These include wetlands along with associated buffers, and a 100 year flood plain.
5. Utilities, Easements, ditches and catch basins for the proposed project are shown on the conceptual civil plans.
6. Other existing notable features are shown on the survey provided by PACE.
7. The proposed project is not anticipated to have any significant impacts on views, features, landmarks, or development patterns. The proposed area of development is bordered on 3 sides by wetlands, creating a natural buffer. The 1-story building is set at approximately 6' below the level of SR-900 at the entry drive, and will be well landscaped, minimizing any impact from the street or from Talus to the west of SR-900.
8. Aerial photos illustrating the site are included on the title sheet.
9. Access to the buildable area is only available off of SR-900. We are currently proposing access at the signaled intersection of Talus drive. We feel this location will minimize traffic impacts and enhance safety, however we are open to providing alternate locations for access if the city or WSDOT feel another location along SR-900 is more appropriate. Access location can be seen on the site plan and civil plans.
10. The aerial photograph with project overlay on sheet T illustrates the impacts of the project and its context in the larger community. Given that the project is constrained by the wetlands, and that these wetlands form a natural buffer, we feel that the general orientation of the propose development is appropriate. We have taken some steps to further minimize the visual impacts of the project. These steps include following the natural geometry of the site; orienting the building at an angle to help the massing appear smaller; and incorporating landscape screening.

Proposed Site and Architectural Concepts:

1. We have included elevations and renderings of the proposed project for reference. The final building plan and elevations represent the general character of the proposed project. We will be making final color and materials selections as we continue to receive feedback throughout the land use process.
2. We are including preliminary elevations on sheet A2.
3. The circulation scheme for the project is illustrated in plan on sheet A1. We anticipate that the site will be primarily accessed by car, but are also providing bicycle parking to accommodate staff and visitors. The Issaquah Transit center is located approximately 1 mile to the north of the site. There are currently no bus routes serving the immediate area on SR-900. It is assumed that this is because pedestrian access from SR-900 to Talus

- on the hilltop is impractical. The community will have a 14 passenger bus to provide transportation for residents to appointments and activities.
4. Vehicular parking consists of 48 standard stalls & 1 large loading area for deliveries and for the community bus. This is illustrated on sheet A1.
 5. We are providing bicycle parking for visitors and employees adjacent to the front entrance. We currently show 4 stalls.
 6. A conceptual grading and utilities plan is provided, see sheet C1.
 7. We anticipate the need for a sewer lift station. This is located on sheet C1.
 8. Grading and retaining walls for the project are illustrated on sheet C1.
 9. We are providing a photo montage of the streetscape for reference. See attached (Exhibit #4)
 10. Ownership and maintenance of any improvement on our parcel will be the responsibility of Silverado.
 11. Location of vaults & equipment are shown on the civil plan C1.

Summary of requested Development Adjustments:

1. We are requesting a modification to the zoning code to allow for assisted living within the SF-E zone within certain limitations. Currently Assisted Living is not permitted in the SF-E zoning. We are proposing to modify the code in a way to permit the use with restrictions, while protecting the concerns of other residents in the SF-E zone. This includes possible limitations on the minimum site area for this use and the dedication of most or all of the remaining property to a Native Growth Protection easement. We have conducted a comparative analysis of the development impacts of the project and the proposed project should result in less traffic, higher tree retention, less impacts to the wetlands, and lower density than if the property were to be otherwise developed for single family use.

The project will otherwise comply with the applicable design standards for the SF-E zone, Assisted Living Facilities per 18.07.380, as well as other applicable provisions of Title 18 Land Use Code.

2. Site access as currently proposed cuts through the edge of a class III wetland buffer. We are open to other options; however, given the existing signaled intersection, this may be the only location that works for WSDOT and the city. This issue is currently under discussion with the city and WSDOT and will be addressed in the Site Development Permit.
3. We anticipate approximately 9,200 SF in buffer averaging and/or mitigation given the tight constraints on the project. This will be more formally outlined in the SDP application process. Given the numerous wetlands on the property, providing limited buffer averaging will allow us to enhance areas that will have a more valuable benefit to the wetlands than some areas currently in the proposed buffer encroachment. We'll look to guidance from the ecologist to identify which areas might most benefit from mitigation.



Front View 1
SCALE: 1' = 1'-0"



Courtyard 2
SCALE: 1' = 1'-0"



Courtyard 1
SCALE: 1' = 1'-0"



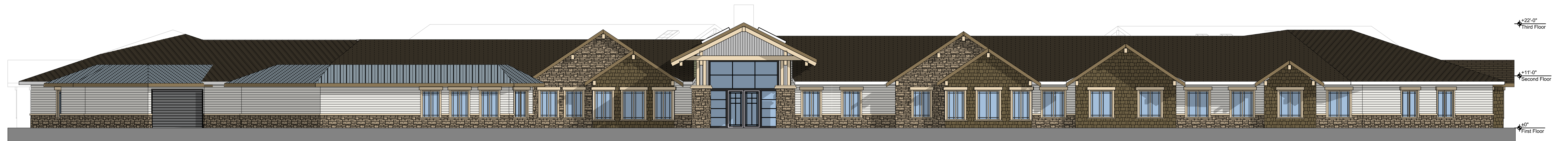
Courtyard Overall 2
SCALE: 1' = 1'-0"



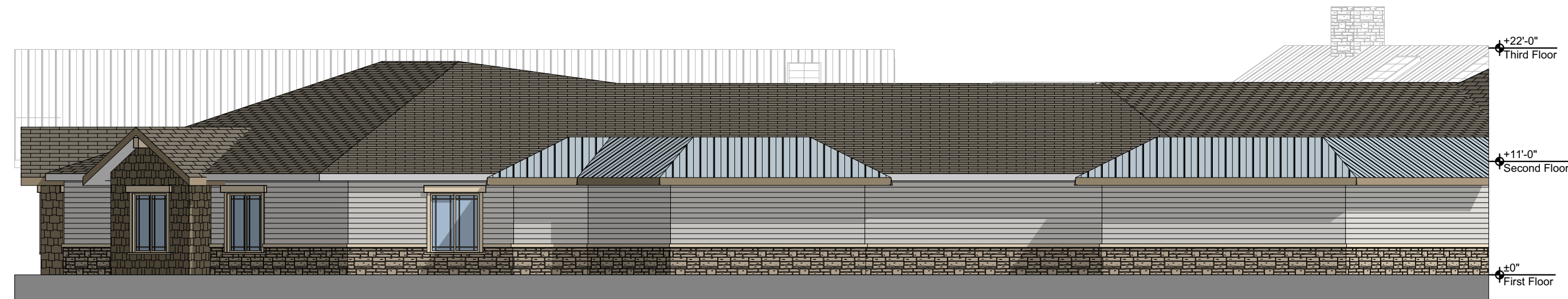
Courtyard Overall 1
SCALE: 1' = 1'-0"



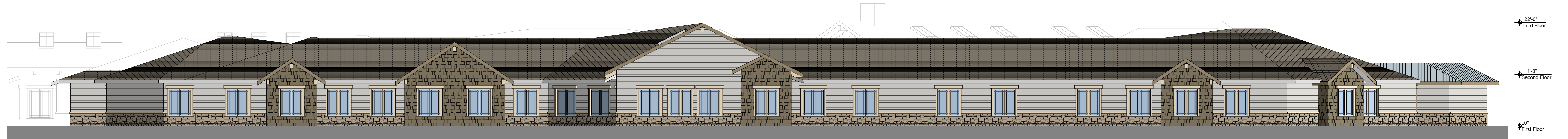
Overall 1
SCALE: 1' = 1'-0"



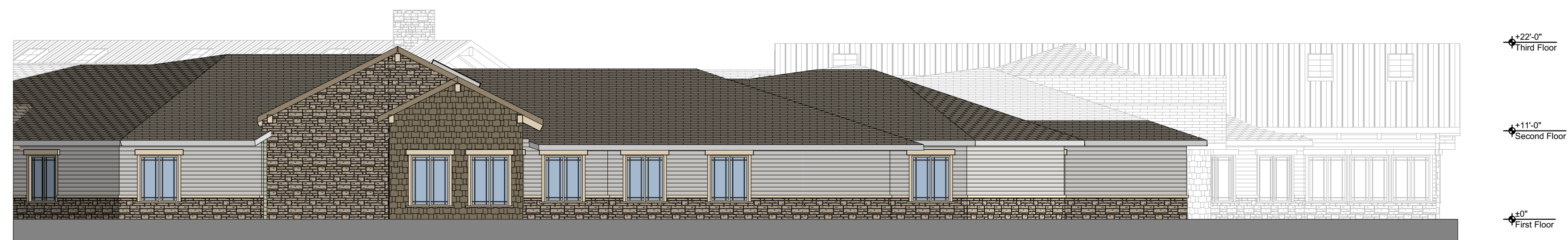
1 Northwest Elevation
SCALE: 3/32" = 1'-0"



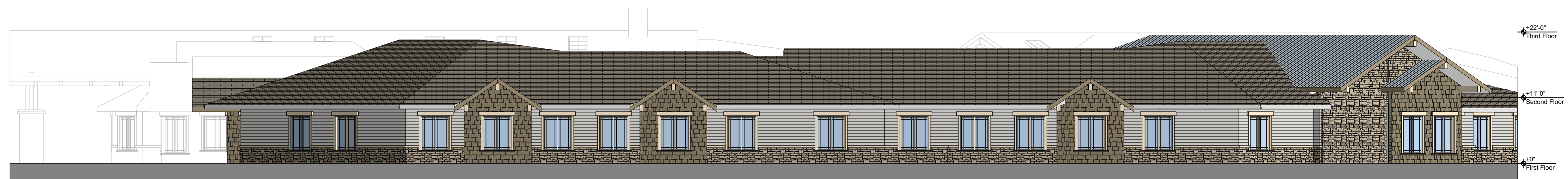
2 North Elevation
SCALE: 3/32" = 1'-0"



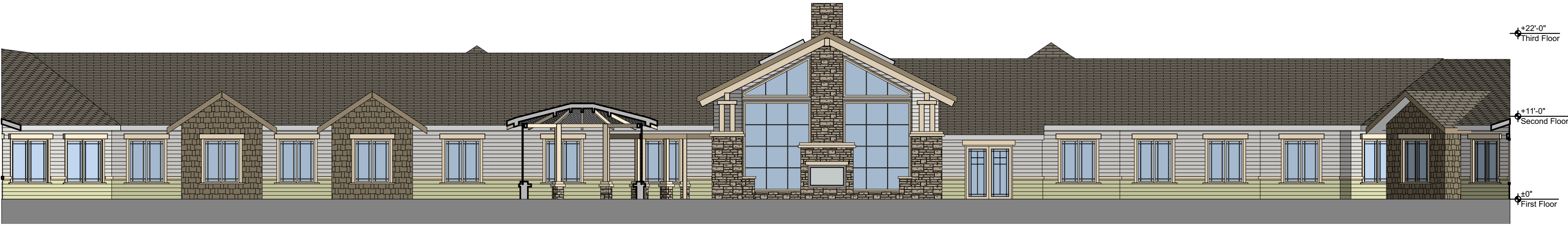
3 East Elevation
SCALE: 3/32" = 1'-0"



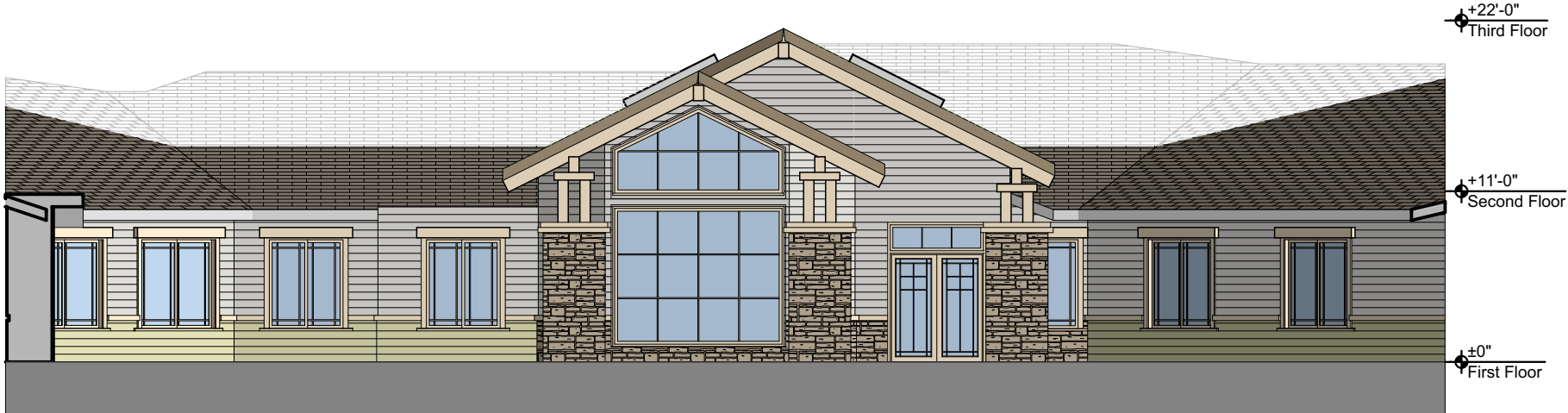
4 South Elevation
SCALE: 3/32" = 1'-0"



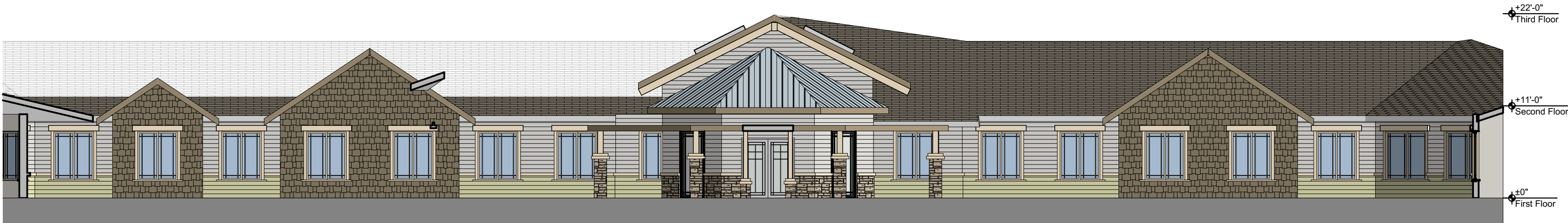
5 Southwest Elevation
SCALE: 3/32" = 1'-0"



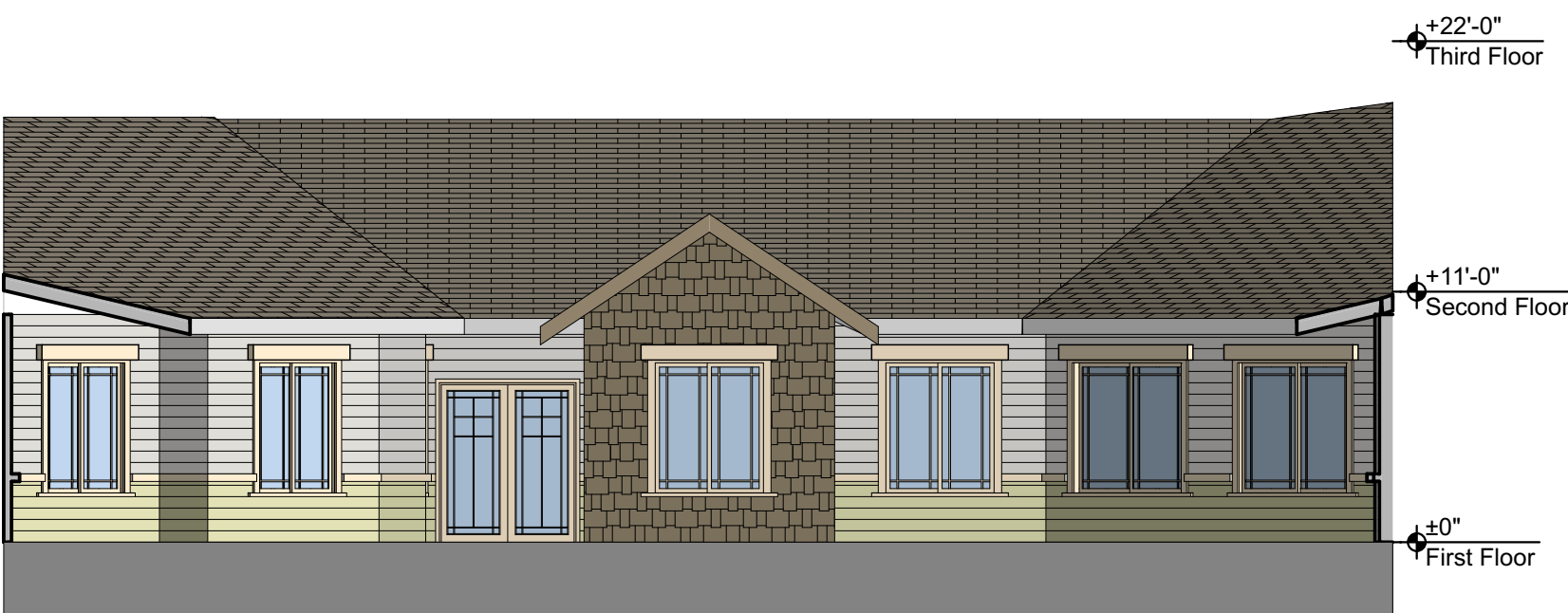
1 East Courtyard Elevation
SCALE: 3/32" = 1'-0"



2 North Courtyard Elevation
SCALE: 3/32" = 1'-0"



3 West Courtyard Elevation
SCALE: 3/32" = 1'-0"



4 South Courtyard Elevation
SCALE: 1/8" = 1'-0"



SITE PLAN LEGEND

- ACCESSIBLE ROUTE OF TRAVEL AND EXIT DISCHARGE - (5% MAX - 2% MAX CROSS SLOPE)
- MAIN ENTRY
- PROPERTY LINE
- SETBACK LINES
- STAMPED CONCRETE PATTERN

- BUILDING
- LANDSCAPE AREA
- DRIVEWAY
- CONCRETE WALKWAY
- EXISTING AND PROPOSED SURROUNDING BUILDINGS
- TREE

FIRST FLOOR & SITE PLAN
SCALE: 1" = 30'

